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**From:** Residential Tenancies Regulation 2010  
**Subject:** FW: Residential tenancies regulation

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**From:** Larissa Clark  
**Sent:** Monday, 29 July 2019 7:27 PM  
**To:** Residential Tenancies Regulation 2010 <rtreg@finance.nsw.gov.au>  
**Subject:** Residential tenancies regulation

To whom it may concern,

I support a positive approach to pets in rented homes. The responsibility to keep pets can be completely with tenants, and along with the rest of the Australian population riding the wave of pet ownership, gives access to the health and wellbeing benefits of pet ownership to tenants and reduces the number of animals abandoned each year.

I believe that the Residential Tenancies Regulation should prohibit blanket 'no pets' terms from tenancy agreements, except of course where another law prevents the keeping of pets (for instance a strata by-law). Additional terms in the standard form agreement should encourage responsible pet ownership.

My main request is to ban "no pets" clauses.

Too many landlords and real estate agents, issue blanket 'no pets' clauses in their tenancy contracts. These blanket terms are unfair and contribute to abandonment and loss of pets.

The Residential Tenancies Regulation has the ability to restrict these kinds of additional terms from being placed into an agreement. Blanket 'no pets' clauses should be made a prohibited term unless pets are restricted by another law.

As a family, wishing to have a pet while renting shouldn't make us "bad tenants". The positive benefits of pet ownership extend from aiding mental health to teaching responsibility and compassion. Renters are excluded from these benefits for no reason whatsoever.

Currently, every standard rental agreement contains a negative default term against pets. This is not required by the Act and is not in keeping with modern community standards at all.

I support a default additional term which encourages responsible pet ownership and makes clear to both tenants and landlords the responsibilities tenants have around keeping pets. This will avoid the majority of property care issue and nuisance to neighbours.

People locked out of home ownership due to factors beyond their control, should not be penalised simply because they are required to rent a property and not own one.

Pet ownership is not an unusual, unreasonable request. It is a part of life. But sadly for renters, the joy of pet ownership is something we are not permitted to participate in. It really does not need to be this way.

Thank you for your time.

Larissa Clark